



Stamford Lodge, Cumberland Road, Brighton, BN1 6ZE

welcome to

Stamford Lodge, Cumberland Road, Brighton

Set within the prestigious Preston Village Conservation Area, this bright and spacious one-bedroom apartment boasts a secure entrance, spacious lounge dining room, modern kitchen & shower room and opportunity for utility room. Moments from Preston Park Station, Preston Park and local amenities.



Tucked away within the leafy surroundings of the coveted Preston Village Conservation Area, this spacious one-bedroom ground floor apartment offers a rare combination of privacy, space and outstanding connectivity.

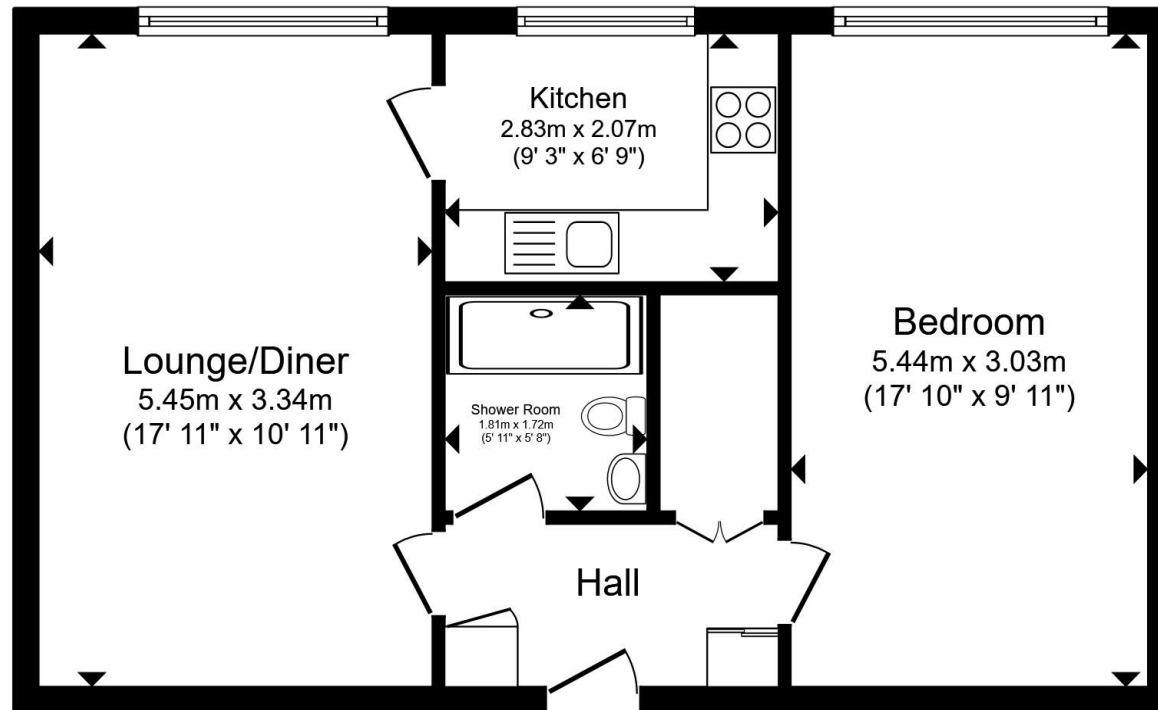
Set within the well-regarded Stamford Lodge development, the property enjoys a peaceful, secluded position screened by mature greenery, yet lies just a short walk from Preston Park Station, making it an ideal choice for those seeking effortless access to both Brighton and London.

Close proximity to some of the city's most treasured landmarks, including Preston Manor, The Rockery and the magnificent Preston Park, the apartment is perfectly placed to enjoy an exceptional lifestyle. Vast open green spaces, tennis courts, cycling facilities and numerous sporting amenities are all quite literally on the doorstep.

The apartment reveals surprisingly spacious accommodation flooded with natural light. A generous reception room provides an inviting space for entertaining and everyday living, whilst a separate kitchen, double bedroom and stylish shower room complete the layout. The property has added benefit of being sold with NO ONWARD CHAIN

AGENT NOTE - Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

AGENT NOTE - The current Council Tax band for this property is not listed. We have shown an indicative Council Tax band for information only. Please contact the Local Authority for confirmation.



Total floor area 51.1 m² (550 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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- GROUND FLOOR APARTMENT
- NEWLY LAID HIGH END FLOORING
- DOUBLE BEDROOM
- NEW ELECTRICS WITH HIGH END NETWORK CABLES
- NEWLY FITTED KITCHEN
- STYLISH BATHROOM
- NEW WINDOWS AND CARPETS
- CLOSE TO STATION & WALKING DISTANCE TO PRESTON PARK

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1000.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 1006 years from 29 Oct 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PRP106987 - 0002

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